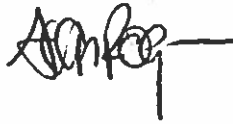


Housing Authority - County of Los Angeles

April 1, 2015

TO: EACH SUPERVISOR

FROM: SEAN ROGAN
Executive Director



SUBJECT: ORCHARD ARMS SENIOR PUBLIC HOUSING DEVELOPMENT
ELEVATOR MODERNIZATION – ADVANCE NOTIFICATION OF
INTENT TO REQUEST AUTHORITY FOR A TWENTY PERCENT
CONTINGENCY

At the regular Board meeting of May 5, 2015, the Housing Authority will recommend approval of a construction contract (Contract) with M.L. Construction in the amount of \$1,279,626, for the modernization of two existing elevators, construction of two bridges and associated work at the 183-unit Orchard Arms senior public housing development, located at 23410-23540 Wiley Canyon Road in the City of Santa Clarita.

The scope of work for this Contract includes the modernization of four existing elevators including electrical, plumbing, waterproofing, fire alarm system, fire sprinklers, drywall, and painting and associated work. Additionally, the Contract includes the construction of two bridges which will connect the buildings. The two bridges will improve the residents' mobility between buildings, during and after the modernization of the elevators.

The four elevators must be modernized to comply with the Americans with Disabilities Act (ADA), and also require substantial rehabilitation. The elevator pits need waterproofing, and roofs and wall panels may potentially be deteriorated beyond use due to exposure to water. Additionally, the fire alarm system must be upgraded in order to satisfy current Code requirements. In completing this modernization and the construction of two new bridges, it is not unusual for unforeseen conditions to generate costs that exceed the anticipated project budget.

In order to prevent delays if these conditions are encountered, the Board letter for this project will include a request for authority to execute change orders for up to \$255,925, which is 20% of the total Contract amount. Change orders would be executed to address unforeseen costs, upon review by Community Development Commission Construction Management and Housing Authority staff.

If you have any questions, please contact me or Maria Badrakhan, Director of Housing Management, at (626) 586-1900 or Maria.Badrakhan@hacola.org.

c: Each Deputy
Montessa Duckett, CEO Analyst